

**ORDINANCE NO. 2007-19**  
**(Diede Annexation)**

**AN ORDINANCE,** amending prior Ordinance No. 2006-34 to correct the legal description and boundary of the annexed area.

**WHEREAS,** Ordinance No. 2006-34 was approved by the City Council of the City of Wenatchee on September 14, 2006, annexing certain real property to the City of Wenatchee; and

**WHEREAS,** upon technical review by the State of Washington, Office of Financial Management (OFM), a scrivener's error in the legal description of the property was discovered; and

**WHEREAS,** as a result of a subdivision application filed by Saddle Rock View, LLC, it was discovered that the legal description and boundary of the area annexed to the City by Ordinance No. 2006-34 did not conform to the Urban Growth Boundary as requested in the Petition for Annexation, due to a scrivener's error; and

**WHEREAS,** the City Council of the City of Wenatchee held a public hearing on the issue of amending Ordinance 2006-34 at its regularly scheduled meeting at 5:15 o'clock p.m. on August 23, 2007, pursuant to Resolution 2007-39; and

**WHEREAS,** a review proceeding for an amendment to the annexed area boundary is not required pursuant to RCW 35A.14.220.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN** as follows:

## SECTION I

That prior Ordinance No. 2006-34 be amended to correct the legal description such that the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth;

and each and every part thereof be and the same is hereby annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee be and they are hereby extended so as to include the property and territory hereinbefore fully described. That said property be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to or existing at the time of this annexation.

## SECTION II

That the property described in Section I hereof be and the same is hereby classified and zoned as RS Zone. All such zoning and classification being subject to the provisions of Ordinance No. 3070.

## SECTION III


That Ordinance No. 2006-34 shall remain in full force and effect except as expressly modified herein.

## SECTION IV

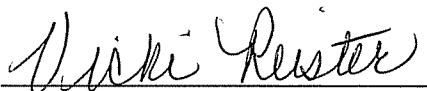
This Ordinance shall take effect from and after its passage five (5) days after publication of such Ordinance once in *The Wenatchee World*, the same being the official newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized.

PASSED BY THE CITY COUNCIL OF THE CITY OF  
WENATCHEE, at a regular meeting thereof, this 23 day of Aug, 2007.


CITY OF WENATCHEE, a Municipal  
Corporation

By:   
DENNIS JOHNSON, Mayor

ATTEST:

By:   
VICKI REISTER, City Clerk

APPROVED:

By:   
STEVE D. SMITH, City Attorney

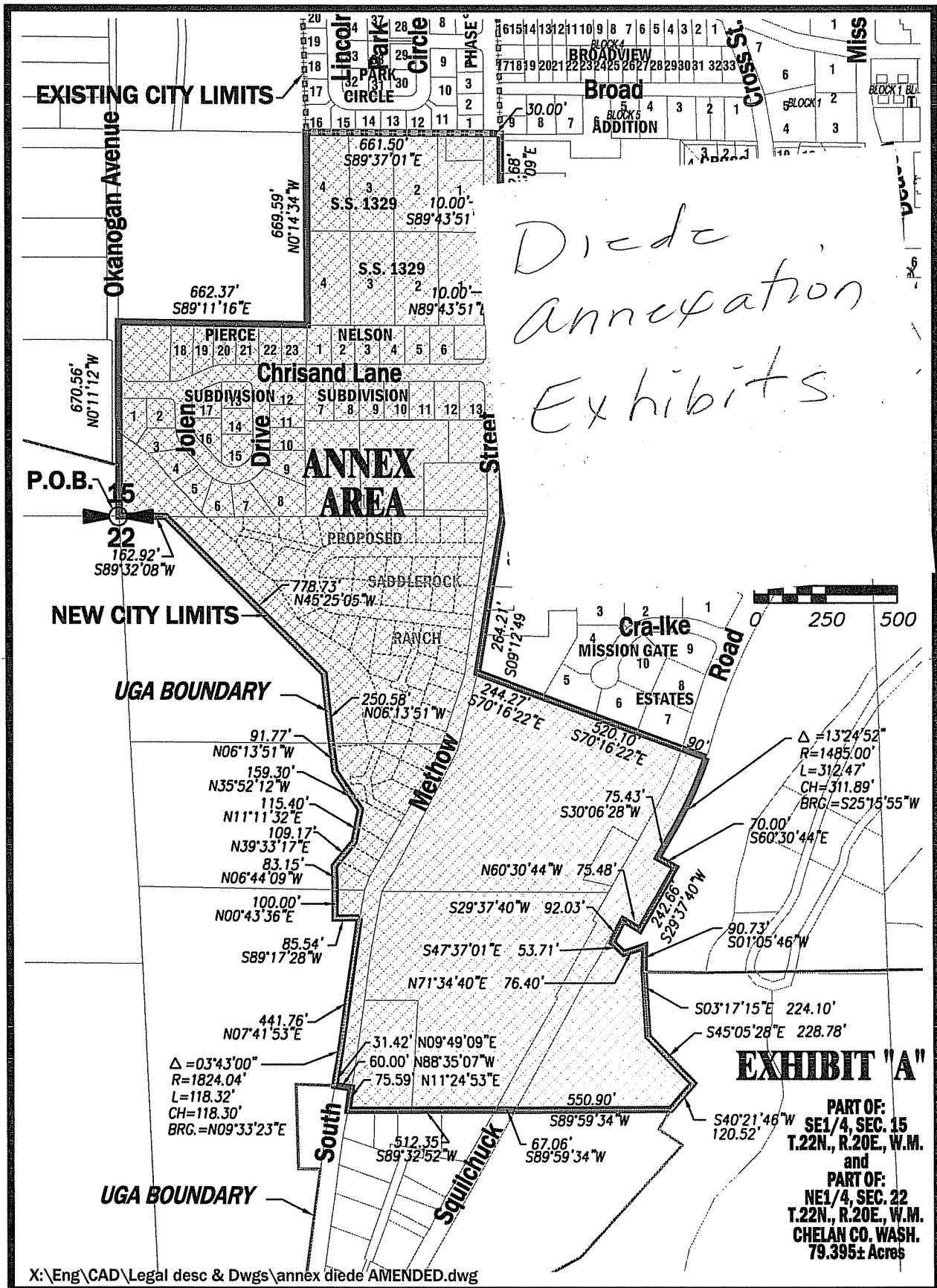


Exhibit "B"  
Legal Description  
Annexation Diede Property  
City of Wenatchee

A tract of land to be incorporated into the City Limits of Wenatchee. Said tract of land being situated in part of the SE1/4 of section 15, T.22N., R.20E. W.M, and part of the NE1/4 section 22, T.22N., R.20E., W.M., more particularly described as follows:

Beginning at the 1/4 corner common to sections 15 & 22, T.22N., R.20E., W.M.; Said point being the "Point of Beginning" for this description; Thence north along the N-S centerline of said section 15 a distance of 670.56 feet, more or less, to a point on the East R.O.W. line of Okanogan Avenue, said point also being the C-S-S 1/64 corner of section 15, T.22N., R.20E. W.M.; Thence east along said 1/64 line a distance of 662.37 feet to the SW SE 1/64 corner of said section 15, T.22N., R.20E., W.M.; said point also being the NW corner of Lot 1, Nelson Subdivision, as shown on the plat recorded in the Chelan County Auditor's Office, in Book 28, Page 71 of plats, Thence N00°14'34"W along said 1/64 line a distance of 669.59 feet, more or less, to the south line of the SE1/4, NW 1/4, SE1/4 of said section 15, T.22N., R.20E., W.M.; Thence S89°37'01"E along said line a distance of 661.50 feet, more or less, to the centerline of Methow Street; Thence continuing S89°37'01"E along said 1/64 line a distance of 30.00 feet, to a point on the Easterly R.O.W. line of Methow Street; Thence S00°16'09"E along Easterly R.O.W. line of Methow Street, a distance of 352.68 feet; Thence S89°43'51"W a distance of 10.00 feet; Thence south and parallel to the centerline of Methow Street a distance of 311.47 feet more or less, to the north R.O.W. line of Canyon Breeze; Thence east along said north R.O.W. line of Canyon Breeze a distance of 10.00 feet; Thence south along the easterly R.O.W. line of said Methow Street a distance of 669.33 feet, more or less, to the north line of section 22, T.22N., R.20E., W.M.; Thence S06°57'50"W along said easterly R.O.W. line of Methow Street a distance of 298.18 feet, more or less, to an angle point on said R.O.W. line; Thence S09°12'49"W along said R.O.W. line a distance of 264.21 feet, more or less, to an angle point; Thence S70°16'22"E a distance of 244.27 feet, more or less, to the SW corner of Mission Gates Estates as shown on the plat recorded in the Chelan County Auditor's Office, in Book 30, Page 30 of plats, Thence S70°16'22"E along the south line of said Mission Gates Estates a distance of 520.10 feet to the SE corner of said Mission Gates Estates; said point lying on the westerly R.O.W. line of Squilchuck Road; Thence continuing S70°16'22"E a distance of 90.00 feet to a point on the easterly R.O.W. line of said Squilchuck Road; Thence southerly along said easterly R.O.W. line along a curve to the left, who's chord bears S25°15'55"W, having a radius of 1485.00 feet, through a central angle of 13°24'52", an arc distance of 312.47 feet to a point of tangent as shown on the Gates Survey recorded in the Chelan County Auditor's Office, in Book 18, Page 76, of Surveys; Thence S30°06'28"W along said easterly R.O.W. line of Squilchuck Road a distance of 75.43 feet; Thence S60°30'44"E a distance of 70.00 feet; Thence S29°37'40"W along said R.O.W. line, a distance of 242.66 feet; Thence N60°30'44"W a distance of 75.48 feet to a point lying on the easterly R.O.W. line of said Squilchuck Road; Thence S29°37'40"W along said R.O.W. line a distance of 92.03 feet; Thence S47°31'01"E along said Gates Survey line a distance of 53.71 feet; Thence N71°34'40"E a distance of 76.40 feet; Thence S01°05'46"W a distance of 90.73 feet; Thence S03°17'15"E along said Gates Survey line, a distance of 224.10 feet; Thence S45°05'28"E along said Gates Survey line, a distance of 228.78 feet; Thence S40°21'46"W along said Gates Survey line, a distance of 120.52 feet; Thence S89°59'34"W a distance of 550.90 feet, more or less, to a point on the easterly R.O.W. line of Squilchuck Road, as shown on said Gates Survey; Thence continuing S89°59'34"W a distance of

Exhibit "B"

Legal Description

67.06 feet, to a point on the westerly R.O.W. line of said Squilchuck Road; Said point also being the NE corner Heaths Country Estates as shown on the plat recorded in the Chelan County Auditor's Office, in Book 23, Page 27, of plats; Thence S89°32'52"W along the north line of said Heaths Country Estates a distance of 512.35 feet to a point on the easterly R.O.W. line of said Methow Street; Said point being the NW corner of said Heaths Country Estates; Thence N11°24'53"E along said easterly R.O.W. line of Methow Street a distance of 75.59 feet; Thence N88°35'07"W a distance of 60.00 feet to a point on the westerly R.O.W. line of said Methow Street; Thence N09°49'09"E along said R.O.W. line a distance of 31.42 feet to a point of curve; Thence along a curve to the left, who's chord bears N09°33'23"E, having a radius of 1824.04 feet, through a central angle of 03°43'00", an arc distance of 118.32 feet to a point of tangent; Thence N07°41'53"E a distance of 441.76 feet; Thence S89°17'28"W a distance of 85.54 feet; Thence N00°43'17"E a distance of 100.00 feet to a line established by Deed, Auditors number 40856 as recorded in the Chelan County Auditor's Office; Thence N06°44'09"W a distance of 83.15 feet; Thence N39°33'17"E a distance of 109.17 feet; Thence N11°11'32"E a distance of 115.40 feet; Thence N35°52'12"W a distance of 159.30 feet; Thence N06°13'51"W a distance of 91.77 feet; Thence N06°13'51"W a distance of 250.58 feet; Thence N45°25'05"W a distance of 778.73 feet to a point on the north line of said section 22, T.22N., R.20E., W.M.; Thence N89°32'08"W along said north section line a distance of 162.92 feet, more or less, to the "Point of Beginning".

The above described tract of land contains 79.395 acres, more or less, as delineated on the Exhibit attached hereto and made a part hereof as page 2 of this instrument.